



Allens Close, Barton
CB23 7BL

Pocock + Shaw

4 Allens Close
Barton
Cambridge
CB23 7BL

A very well presented two bedroom mid terraced bungalow for the over 60's sold on a 75% shared basis with SCDC. Ideally located in the residential cul de sac in the highly regarded village of Barton just over four miles out of the historic City of Cambridge.

- Entrance porch
- Reception hall
- Store room
- Sitting room
- Refitted kitchen
- Conservatory
- Shower wet room
- Two bedrooms
- Electric underfloor heating
- Enclosed small rear garden

Shared Ownership £206,250



An extremely well presented two bedroom bungalow for the over 60's. Set at the end of a residential cul de sac, with no upward chain. The kitchen has been refitted and a conservatory has been added to the rear. Two bedrooms and shower wet room.

Sold on a 75% shared basis with South Cambridgeshire District Council.

Entrance porch Glazed door to:

Reception hall Door to:

Sitting room 16'5" x 10'6" (5.00 m x 3.20 m) Window to the front.

Refitted kitchen 12'0" x 7'5" (3.66 m x 2.26 m) Attractive range of shaker style units set under a contrasting work surface. Inset single drainer stainless steel sink unit with single base unit. Continuation of work surface with integrated dish washer, fridge, freezer and washing machine beneath, four burner ceramic hob and stainless steel canopy extractor, matching Bosch single oven. Ceramic tiling to the floor. Matching wall mounted cupboards, window to the rear and door to:

Conservatory / porch 9'0" x 5'4" (2.74 m x 1.63 m) Sealed unit double glazed windows to the rear and side, wall mounted electric storage heater, two doors opening to kitchen and garden.

Bedroom one 15'3" x 8'6" (4.65 m x 2.59 m) Window to the front.

Bedroom two 8'7" x 7'11" (2.62 m x 2.41 m) Window to the rear.

Store room 9'0" x 5'4" (2.74 m x 1.63 m) Power and pendant light.

Shower/ wet room Wall mounted wash basin, close coupled WC, and shower area. Part ceramic tiling to the walls, window to the rear. Heated towel rail/radiator. Single airing cupboard with hot water cylinder.

Outside

Rear garden Enclosed small garden area, with pedestrian rear access. Brick storage shed

Front garden Open plan garden area. Off road parking space opposite.

Tenure The property is leasehold. Built 1987. Service Charge £138.01 per quarter
Building Insurance £8.25 per quarter
Ground Rent £6.50 per quarter
125 year lease from 16th September 2016.

Viewing By prior appointment with Pocock and Shaw

Services All mains services are connected with the exception of gas.

Council Tax Band C

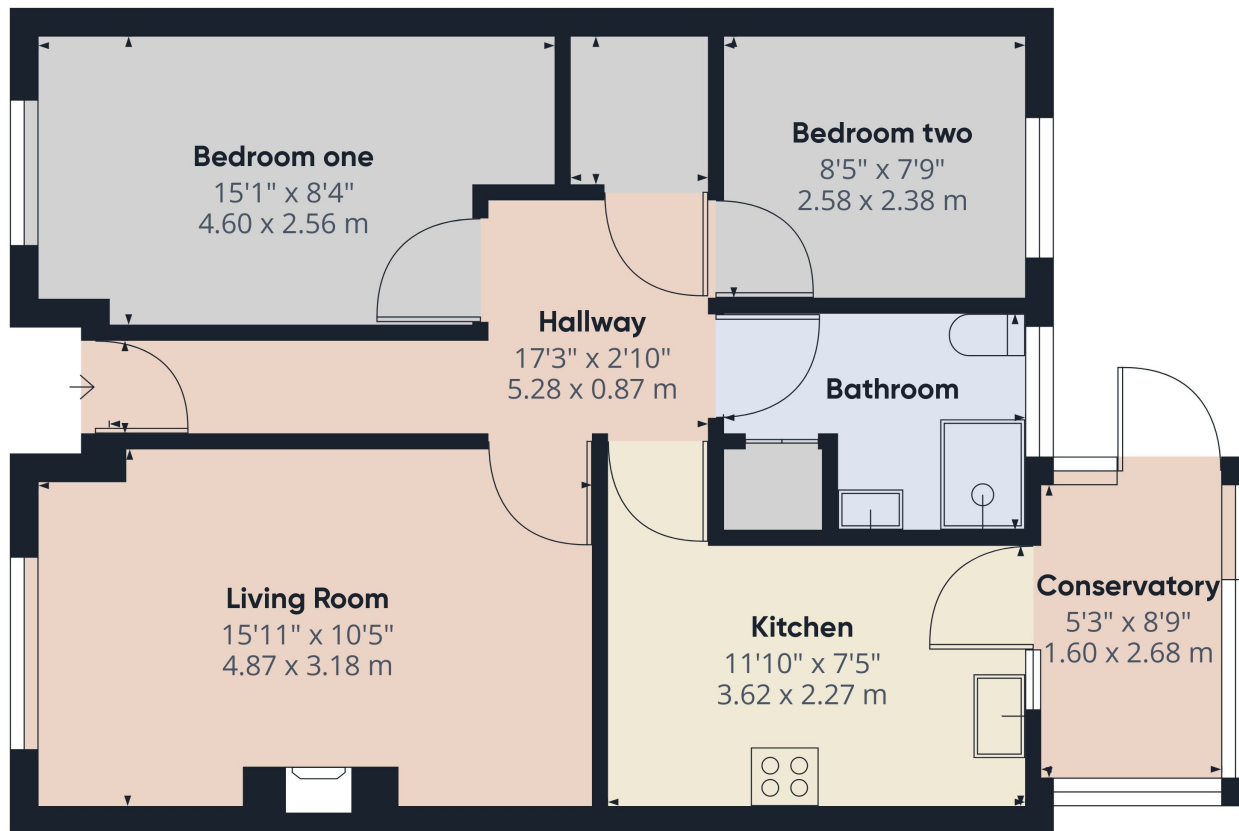


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Approximate total area

639.95 ft²

59.45 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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